152.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	800,800 / 800,800
					USE VALUE:	800,800 / 800,800
					ASSESSED:	800,800 / 800,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ECKHARDT WALTER R/ETAL
Owner 2:	ECKHARDT EILEEN P
Owner 3:	
Street 1:	35 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,125 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6125.000	312,100	5,700	483,000	800,800
Total Card	0.141	312,100	5,700	483,000	800,800
Total Parcel	0.141	312,100	5,700	483,000	800,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.39 | /Parcel: 450.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,200	5700	6,125.	483,000	800,900	800,900	Year End Roll	12/18/2019
2019	101	FV	239,900	5700	6,125.	452,800	698,400	698,400	Year End Roll	1/3/2019
2018	101	FV	239,900	5700	6,125.	374,300	619,900	619,900	Year End Roll	12/20/2017
2017	101	FV	239,900	5700	6,125.	344,100	589,700	589,700	Year End Roll	1/3/2017
2016	101	FV	239,900	5700	6,125.	314,000	559,600	559,600	Year End	1/4/2016
2015	101	FV	230,300	5700	6,125.	307,900	543,900	543,900	Year End Roll	12/11/2014
2014	101	FV	230,300	5700	6,125.	286,200	522,200	522,200	Year End Roll	12/16/2013
2013	101	FV	230,300	5700	6,125.	272,300	508,300	508,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11935

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNOR JOHN J	1145-8		8/29/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	1093	New Wind	5,360		8/11/2015			Installl 8 replace

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
10/29/2008	Meas/Inspect	163	PATRIOT
12/16/1999	Mailer Sent		
11/19/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

100964

GIS Ref

GIS Ref

Insp Date

10/29/08

!11935!

PRINT

Date	Time
12/11/20	02:03:44

LAST REV

Date	Time
08/29/16	14:03:50

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	100964
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	80.	0.99	9									482,998						483,000	

Total AC/HA: 0.14061 | Total SF/SM: 6125 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 482,998 | Spl Credit | Total: 483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98451054
Adj $ / SQ:	179.427
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452386
Depreciation:	140240
Depreciated Total:	312146

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

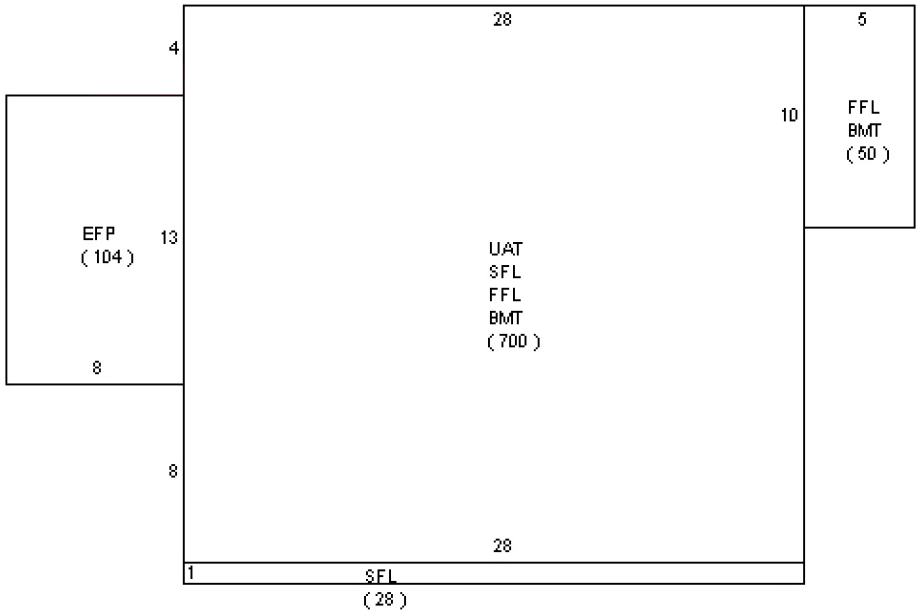
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	197.37
Special Features:	0	Val/Su Net:	124.49
Final Total:	312100	Val/Su SzAd	211.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	750	60.720	45,539
FFL	First Floor	750	179.430	134,570
SFL	Second Floor	728	179.430	130,623
UAT	Upper Attic	175	71.770	12,560
EFP	Enclos Porch	104	52.580	5,468

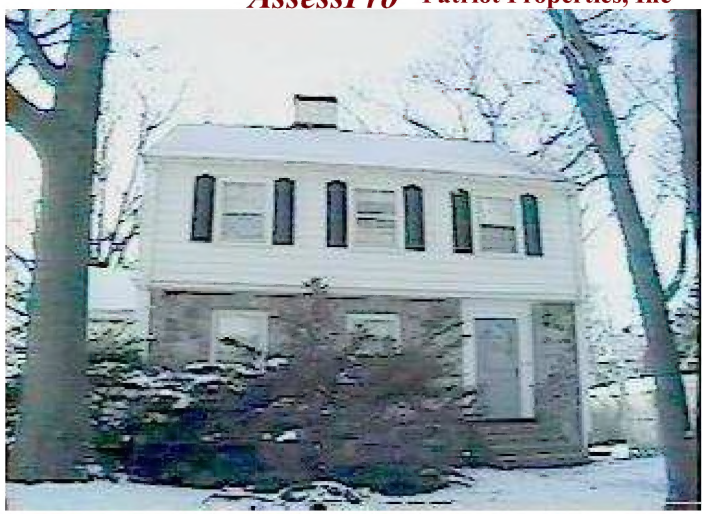
Net Sketched Area:	2,507	Total:	328,760
Size Ad	1478	Gross Are	3032	FinArea	1778
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X22	A	AV	1935	20.41	T	40	101			5,700			5,700

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700